

## MINUTES

**WICHITA HISTORIC PRESERVATION BOARD  
14 DECEMBER 2009  
CITY HALL, 455 N. MAIN, 10<sup>TH</sup> FLOOR  
3:00 P.M.**

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### **ITEM NO. 1     ROLL CALL**

**Members Present:**

Jim Guy  
Jacob Laha  
Vicki Churchman  
Randy Doerksen  
Rachelle Pulkila  
Mike Seiwert

**Members Absent:**

Claire Willenberg

**Staff Present:**

Kathy Morgan, Senior Planner, Historic Preservation Office  
Barbara Hammond, Associate Planner, Historic Preservation Office  
Jeff VanZandt, Assistant City Attorney  
Dale Miller, Manager, Current Plans Division  
Mike Gable, Senior Permit Examiner, Office of Central Inspection  
Carol Shallue, City Archaeologist

### **ITEM NO. 2     ADDITIONS OR ADJUSTMENTS TO THE AGENDA**

Additions to agenda were: Update about grants under miscellaneous matters.

### **ITEM NO. 3     REVOLVING LOAN FUND UPDATE**

Revolving Loan Fund – Residential	\$111,666.04
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$40,000.00

### **ITEM NO. 4     CORRESPONDENCE**

Handout on the 2010 Kansas Preservation Conference, Preliminary Schedule in Newton Kansas, on “Preservation at the Crossroads of America.” SHPO has offered scholarships to help pay registrations for board members.

### **ITEM NO. 5     APPROVAL OF MINUTES FROM THE 9 NOVEMBER 2009 MEETING**

**Motion #1 made by Laha, 2<sup>nd</sup> by Doerksen to approve the November 9, 2009 minutes as corrected. Motion carried unanimously (5-0).**

### **ITEM NO. 6     OLD BUSINESS**

**A. MAJOR:** HPC2009-00082 Environs, Ellis-Singleton Bldg, Kauffman Bldg, Wheeler Kelly Hagney Bldg  
**APPLICANT:** LLC Sutton MN, Michael Elzufon  
**FOR:** 209 E. William (Sutton Place)

Applicant proposes to install LED sign on south wall of Sutton Place in lieu of temporary signs approved by HPB on April 13, 2009.

Mr. Elzufon was present for questions and comments.

**Motion #2 made by Doerksen, 2<sup>nd</sup> by Churchman to find that HPC2009-00082, as amended by applicant and reviewed in accordance with K.S.A. 75-2715-2725, does not encroach upon, damage, or destroy the environs of the Ellis-Singleton Bldg, Kauffman Bldg, Wheeler Kelly Hagney Bldg, Michigan Building, Kress Bldg, Brown Bldg, Carnegie Library and Old City Hall. Further the details of the architectural integration will be resubmitted to the HPB for final approval. Motion carried unanimously (6-0).**

### **ITEM NO. 7     CONSENT AGENDA**

The following items were reviewed in accordance with K.S.A. 75-2715 – 2725, as amended

**A. Roof Repairs**

HPC2009-00362    2100 W University            Re-roof Marriage & Family Living Bldg, Friends U. ENV Davis Hall

HPC2009-00369	1027 S Martinson	Re-roof on house and detached garage. ENV McCormick School
HPC2009-00370	943 S Topeka	Re-roof on residence. ENV Grace ME & Winders HD
HPC2009-00371	1217 W McCormick	Re-roof on residence. ENV McCormick School
HPC2009-00372	1313 N Emporia	Re-roof on residence. (NRHP) Pratt-Campbell House
HPC2009-00376	807 N Gilman	Re-roof on residence. ENV Riverside Cottage
HPC2009-00377	2275 S McAdam	Re-roof on residence. ENV Hackberry Archaeological Site
HPC2009-00378	2249 S McAdam	Re-roof on residence. ENV Hackberry Archaeological Site
HPC2009-00379	1348 S Market	Re-roof on residence. ENV Monroe-Mahan House
HPC2009-00381	5501 E Kinkaid	Re-roof on residence. ENV Hackberry Archaeological Site
HPC2009-00382	126 N Mosley	Re-roof on commercial bldg. Non-contributing, Warehouse/Jobbers HD
HPC2009-00383	124 S Oak	Re-roof on commercial building. ENV 800 Block West Douglas HD
HPC2009-00384	1607 N Fairview	Re-roof on residence. Contributing structure, Park Place/Fairview HD
HPC2009-00385	255 N Quentin	Re-roof on residence. ENV Allen House; Roberts House
HPC2009-00388	1701 W Sim Park	Re-roof on museum buildings. ENV Munger House
HPC2009-00389	116 N Erie	Re-roof on residence. ENV Allen's Market
HPC2009-00391	711 W Douglas	Re-roof on commercial building. ENV 800 Block West Douglas HD
HPC2009-00392	121 W 15 <sup>th</sup> St	Re-roof on church building. ENV Park Place/Fairview HD
HPC2009-00393	816 W 11 <sup>th</sup> St	Re-roof on commercial building. Contributing structure, Bitting HD
HPC2009-00394	834 S Fern	Re-roof on residence. ENV McCormick School
HPC2009-00395	825 E Douglas	Re-roof on commercial building. ENV East Douglas HD
HPC2009-00396	2100 W University	Re-roof on academic building. ENV Davis Hall
HPC2009-00397	1709 S Hydraulic	Re-roof on residence/garage. ENV Linwood Pk Greenhouse & Maint Bldg
HPC2009-00398	1614 N Hillside	Re-roof on residence. ENV Holyoke Cottage; Fairmount Cottage; Fairmount Church; Fairmount Apartments
HPC2009-00400	922 S Topeka	Re-roof on residence. ENV Grace ME & Winders HD
HPC2009-00401	944 S Topeka	Re-roof on church building. (NRHP) Grace Methodist Episcopal Church
HPC2009-00402	939 S Emporia	Re-roof on residence. ENV Grace ME Church
HPC2009-00405	1814 N Jackson	Re-roof on residence. ENV Park Place/Fairview HD and Adeline Apts
HPC2009-00408	1603 W McCormick	Re-roof on residence. ENV McCormick School
HPC2009-00411	149 S Crestway	Re-roof on residence. ENV Grace Wilkie House
HPC2009-00412	1146 W McCormick	Re-roof on residence. ENV McCormick School
HPC2009-00413	1040 N Main	Re-roof on residence. ENV Stopher Apartments
HPC2009-00414	1041 N Waco	Re-roof on residence. ENV Sternberg House
HPC2009-00415	1724 S Greenwood	Re-roof on residence. ENV Linwood Park Greenhouse & Maint Bldg.
HPC2009-00416	815 W Douglas	Re-roof on commercial (NRHP) 800 Block West Douglas HD
HPC2009-00417	350 N Market	Re-roof on commercial bldg. ENV Fed Bldg; Occidental; Hayford Bldgs
HPC2009-00419	4418 E English	Re-roof on residence. ENV Grace Wilkie House
HPC2009-00420	3502 E 2 <sup>nd</sup>	Re-roof on residence. ENV Senator Long House
HPC2009-00425	116 N Osage	Re-roof on residence. ENV 800 Block West Douglas HD
HPC2009-00426	118 N Osage	Re-roof on commercial building. ENV 800 Block West Douglas HD
HPC2009-00427	124 N Roosevelt	Re-roof on residence. ENV Jackman House
HPC2009-00428	840 S Fern	Re-roof on residence. ENV McCormick School
HPC2009-00429	722 W Douglas	Re-roof on commercial building. ENV 800 Block West Douglas HD
HPC2009-00430	2226 S Ridgewood	Re-roof on residence. ENV Hackberry Archaeological Site
HPC2009-00431	1903 N Fairview	Re-roof on residence. ENV Park Place Fairview HD
HPC2009-00433	1035 N Emporia	Re-roof on health services bldg. ENV North Topeka/10 <sup>th</sup> Street HD; Topeka/Emporia HD
HPC2009-00434	343 S Clifton	Re-roof on residence. ENV Hillside Cottage; College Hill Bathhouse
HPC2009-00435	105 N Washington	Re-roof on commercial bldg. ENV Warehouse & Jobbers HD
HPC2009-00436	1256 S Market	Re-roof on residence. ENV Engine House #6; Monroe-Mahan House
HPC2009-00437	102 N St Francis	Re-roof on commercial bldg. (NRHP) Contributing, East Douglas HD
HPC2009-00438	415 E Douglas	Re-roof on commercial bldg. ENV East Douglas Ave HD
HPC2009-00439	515 E Central	Re-roof on commercial ENV Navarre Nokomis Apartments
HPC2009-00440	513 E Central	Re-roof on commercial ENV Navarre Nokomis Apartments

## B. Signs

HPC2009-00375	801 W Douglas	Refurbish neon sign. (NRHP) 800 Block West Douglas HD
HPC2009-00380	725 E Douglas	Replace sign faces. (NRHP) Rock Island Depot
HPC2009-00386	300 S Main	Replace existing signs. ENV Old City Hall; Carnegie Library
HPC2009-00407	817 W Douglas	Install new projecting sign. (NRHP) 800 Block West Douglas HD

## C. Other

HPC2009-00374	1715 N Waco	Demolish garage; construct new garage. ENV Park Place/Fairview HD
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HPC2009-00387	1915 Park Place	Demolish detached garage. ENV Steinbuchel House
HPC2009-00406	808 N Broadview	Construct flat roof over existing deck. ENV RDW Clapp House
HPC2009-00418	1348 N St Francis	Demolish one-story house. ENV Topeka/Emporia HD
HPC2009-00432	1100 S Emporia	Demolish existing rear porch; construct new porch. ENV Winders HD

**Motion #3 made by Seiwert, 2<sup>nd</sup> by Laha to approve the Item 7 A-C, Consent Agenda, as reviewed in accordance with K.S.A. 75-2715-2725, Motion carried unanimously (5-0-1). Doerksen abstained.**

**D. The following items were reviewed in accordance with City Code 2.12.1015-1025**

HPC2009-00390	1406 W 2nd	Re-roof on residence. (WRHP) Enoch Dodge House
HPC2009-00421	205 S Exposition	Demolish two-story house (Undesignated Resource List/Delano Review)

**Motion #4 made by Seiwert, 2<sup>nd</sup> by Laha to approve the Item 7-D, Consent Agenda, as reviewed in accordance with City of Wichita Municipal Code 2.12.1015-1025, Historic Preservation Ordinance as amended. Motion carried unanimously (6-0).**

**ITEM NO.8 PROJECT REVIEW**

**A. MAJOR:** HPC2009-00410 Environs, Warehouse and Jobbers Historic District  
**APPLICANT:** Jake Sutton, QuikTrip Corporation  
**FOR:** 1010 E Douglas

Applicant proposes to (1) Purchase adjoining property and demolish building on that site; (2) Demolish existing QuikTrip building and canopy; (3) Construct new QuikTrip building and canopy.

**Motion #5 made by Churchman, 2<sup>nd</sup> by Seiwert to find that HPC2009-00410 as recommended by staff and reviewed in accordance with K.S.A. 75-2715-2725, does not encroach upon, damage, or destroy the environs of the Warehouse and Jobbers National Register Historic District with the condition that the trash enclosure be relocated to the east end of the building and site plan resubmitted for final approval. Motion carried unanimously (6-0).**

**ITEM NO. 9 MISCELLANEOUS MATTERS**

1. Review of HPF Grant Project: Guidebook to State Environs Review
2. Request that staff attend an AIA meeting in February, 2010 and present the Guidebook to State Environs Review.
3. Donations were received for the Fresh Air Baby Camp for the boarding up of windows. Donations from George Lay Signs and William and Courtney Darrah. The \$500 dollars previously requested from the Revolving Loan Program is no longer needed.
4. \$1,000.00 was received from the Mountains/Plains Regional Office of the National Trust to go toward the Bob Yapp Seminar. The Seminar is scheduled March 30 thru April 3, 2010.
5. Request to have HPB President to sign letter to Fidelity Bank requesting contribution in the amount of \$2,500.00.

**Motion # 6 made by Churchman, 2<sup>nd</sup> by Laha to have Jim Guy, President, to sign a letter requesting funds from Fidelity Bank in the amount of \$2,500.00. Motion carried unanimously (6-0).**

**ITEM NO. 10 ADJOURNMENT**

**Motion # 7 made by Seiwert, 2<sup>nd</sup> by Churchman to adjourn at 4:50 p.m. Motion carried unanimously (6-0).**